



RESTAURANT & PROPERTY FOR SALE

1396-1408 W. SYLVANIA AVE., TOLEDO, OH 43612

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$130,000
Price / SF:	\$30.95
Building Size:	4,200 SF
Lot Size:	0.43 Acres
Year Built:	1941
Zoning:	CR - Regional Commercial
County:	Lucas

PROPERTY HIGHLIGHTS

- Located at the hard NE corner of Sylvania Ave. and Wetzler Rd.
- Turn Key Chinese Restaurant
- If needed, D2, D2X, D3, D3A and D6 liquor licenses can be acquired separately
- Ample parking (31 spaces)
- Large back lighted street sign
- Loyal clientele
- Re-development opportunity or turn key restaurant/bar



The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

DAVE KERSCHER, CCIM
419.345.8232
dkerscher@millerdanberry.com

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



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BUILDING SPECIFICATIONS

County	Lucas
Nearest Intersection	Sylvania Ave./Jackman Rd.
Zoned	CR - Regional Commercial
Parcel #	07-31131/07-31121
Street	Paved 4 lane
Acreage	.4247
Parking Spaces	31
Curb Cuts	3
Total Building Size	4,200 SF
Year Complete	1941
Number Of Floors	1
Floors	Concrete
Construction Type	Block
HVAC	Central Heat & Air
Electrical	200 amp
Roof	Flat
Ceiling Height	9'
Restrooms	2
Property Taxes	\$6,031.00/year
Traffic Count	12,950 VPD (2017)



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	8,161	22,866	50,821
Total Population	20,451	56,928	124,875
Average HH income	\$47,662	\$48,059	\$45,259



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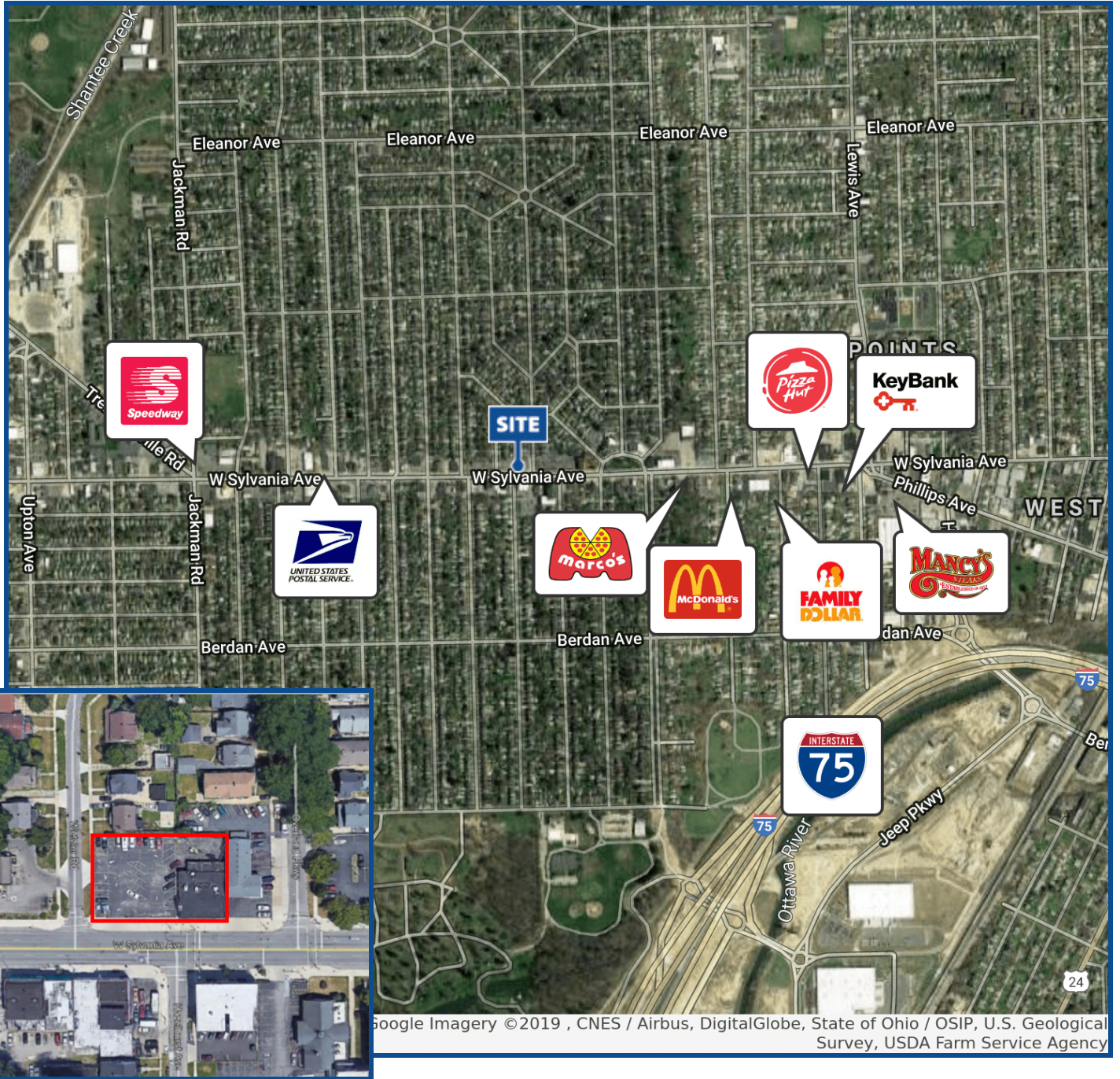
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